

CITY OF GROVELAND COMMUNITY REDEVELOPMENT AGENCY

ANNUAL REPORT
ACTIVITY REPORT FOR FISCAL YEAR 2021-2022

MARCH, 2023

*REVISED JULY, 2023



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1 FY 2021-2022 Groveland CRA Activities Report Summary

This report summarizes the activities, progress, and financial position of the Groveland Community Redevelopment Agency for the fiscal year beginning October 1, 2021 and ending September 30, 2022, in accordance with requirements of section 163.371 (2), Florida Statutes.

The Community Redevelopment Agency incrementally advanced the redevelopment strategies and public realm improvements of the Community Redevelopment Plan, received community recognition and a LiveWell grant to build an expanded Elese Tomlin Empowerment Center in the CRA, continued to see increased business activity in the downtown and additional community activities at and around Lake David Park. The taxable value of the Community



SATURDAYS AT LAKE DAVID PARK

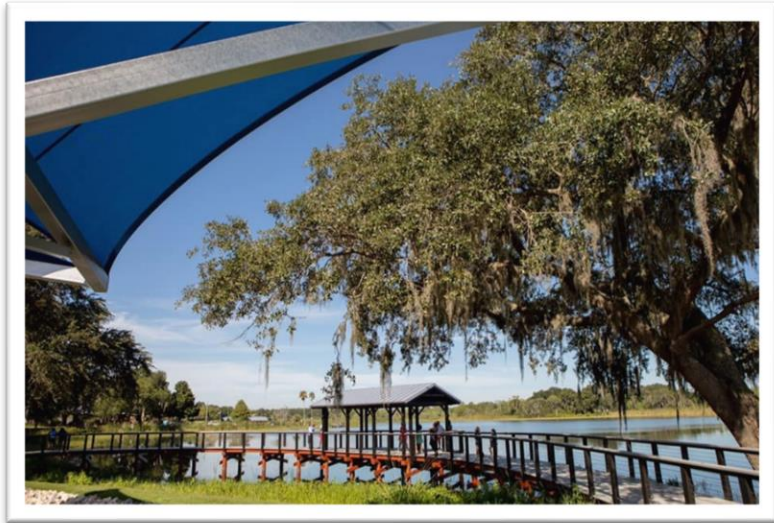


GROVELAND FARMER'S MARKET

Redevelopment Area continues to grow, providing an increasing Tax Increment Trust Fund revenue for additional CRA projects and programing in the future. The FY 2021-2022 CRA accomplishments set the stage for continued realization of the City's long-term redevelopment goals.

2 CRA Establishment

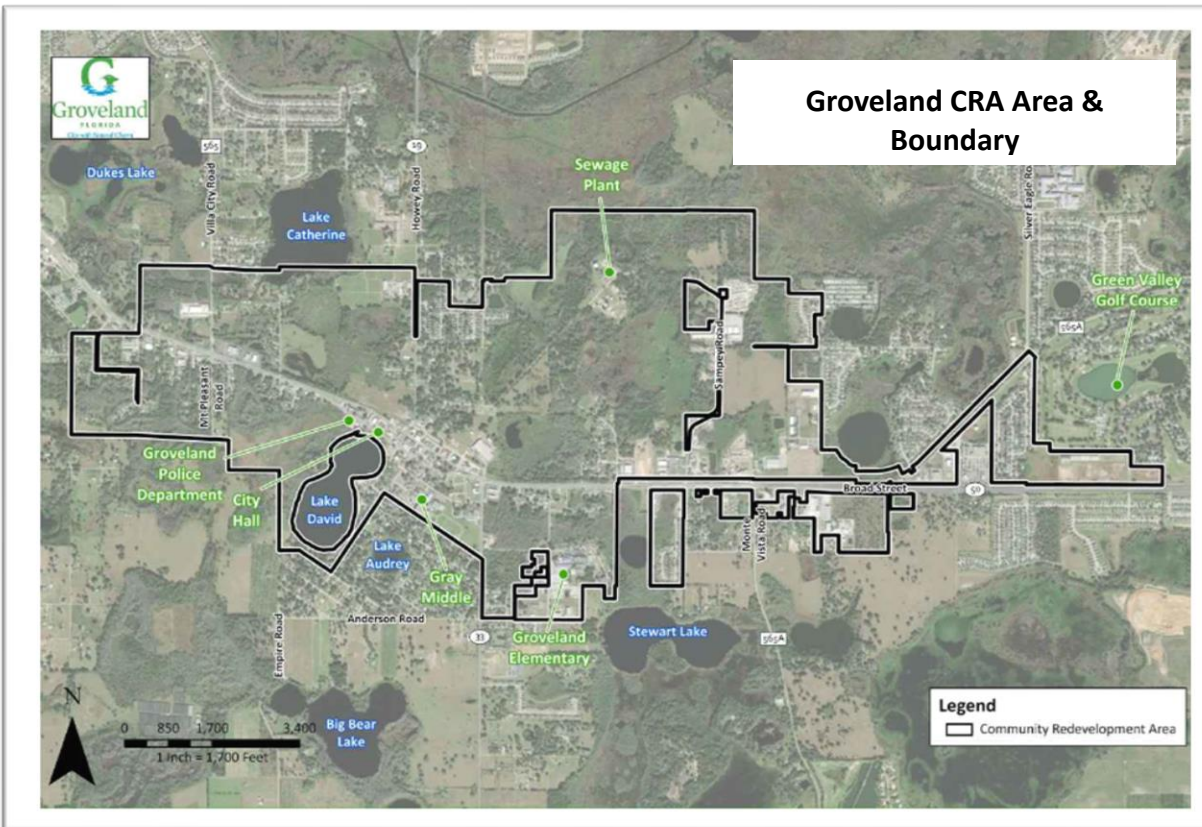
The Groveland Community Redevelopment Area (CRA) was established by Ordinance 2002-05-15 in 2002 by the Groveland City Council to address blight conditions that were identified present within the City. The Community Redevelopment Agency utilizes a tax-increment funding mechanism to fund infrastructure improvements and redevelopment programming within the Community Redevelopment Area. The maximum operational timeframe for the Groveland Community Redevelopment Agency is 2043.



BOARDWALK, LAKE DAVID PARK, GROVELAND

3 Community Redevelopment Area and Boundary

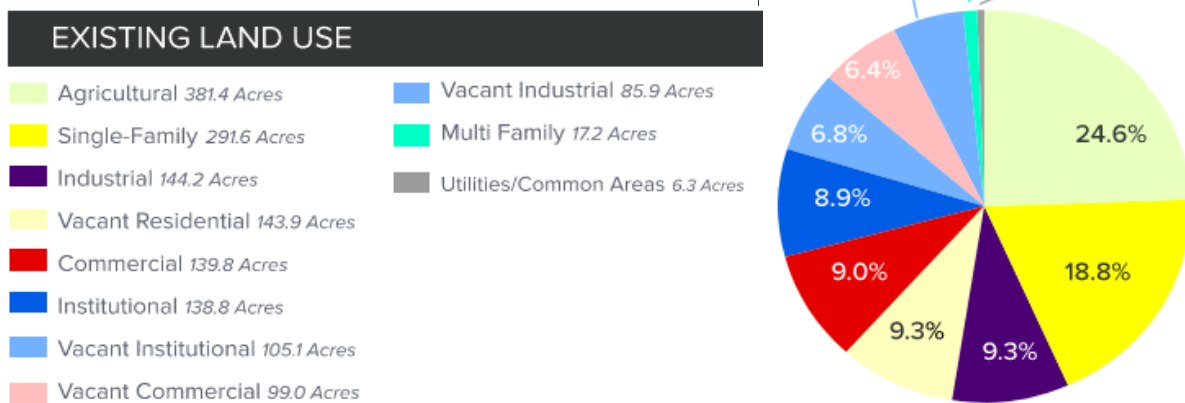
The Community Redevelopment Area is approximately 1,548.64 acres in area, per the July 2021 boundaries update. The boundary generally runs from the western City limits to Green Valley Golf Course in the east, with the land just north of the City's sewage plant on Sampey Road as the northern boundary, Anderson Road near Groveland Elementary as the southern boundary.



Existing Land Uses

Approximately 25% (381.4 acres) of the CRA area is classified as Agricultural land, followed by approximately 19% of land as Single-Family residential (291.6 acres). Vacant lands (undeveloped) represent 18.7% (290 acres) of the CRA. Vacant lands include Vacant Industrial land (5.5% or 85.9 acres), Vacant Commercial land (6.4% or 99 acres) and Vacant Institutional land (6.8% or 105.1 acres). Table #1 shows the distribution of existing uses within the Groveland Community Redevelopment Area.

Table 1 Existing Land Uses



Source: Lake County Property Appraiser's Office-Department of Revenue Codes , 2022



BROAD STREET, DOWNTOWN GROVELAND

4 Community Redevelopment Agency Governing Board

The City of Groveland Ordinance 2002-05-15 also established the Community Redevelopment Agency Board and authorized its membership to administer redevelopment activities within the Groveland Community Redevelopment Area. The seven (7) member Groveland Community Redevelopment Agency Governing Board consists of the five (5) members of the Groveland City Council and two (2) at-large members who either reside or are engaged in business within the Community Redevelopment Area. The Groveland City Council selects the at-large members of the CRA Governing Board from applications submitted to City. The Groveland Community Redevelopment Agency Governing Board added an ex-officio member to the Board representing the Lake County Board of County Commissioners, Lake County District 1-Commissioner Doug Shields.

The members who have served on the Groveland Community Redevelopment Agency Governing Board during the period of 10/01/2021 through 09/30/2022 are listed below along with the period they served on the Governing Board.

Groveland CRA Governing Board – 9/30/21 to 12/7/2021

Board Member, Chair Evelyn Wilson

Board Member, Vice Chair Mike Smith-

Board Member, Barbara Gaines

Board Member, Mike Radzik

Board Member Randolph Waite

At-Large Member Dina Sweatt

At-Large Member Briggett Brannon

Lake County Government, Ex-Officio Member, Lake County Commissioner, Doug Shields

Groveland CRA Governing Board - 03/2/2022 to 10/1/22

Board Member, Evelyn Wilson-Chair

Board Member, Randolph Waite-Vice Chair

Board Member, Mike Smith

Board Member, Barbara Gaines

Board Member, Mike Radzik

At-Large Member Dina Sweatt

At-Large Member Briggett Brannon

Lake County Government, Ex-Officio Member, Lake County Commissioner, Doug Shields

5 Primary Objectives: Groveland Community Redevelopment Agency

The City of Groveland's Community Redevelopment Plan was most recently updated in July 2021 to revise the community redevelopment objectives to meet the Redevelopment Area's current needs, reflect the expanded CRA boundaries, affirm the CRA's objectives and to provide a holistic planning framework that can accommodate the Community Redevelopment Agency's goals for the redevelopment area and the City's long term growth management goals.

The City of Groveland's 2021 Community Redevelopment Plan Update identifies projects and programming to address conditions of slum and blight and identifies projects and programming to stimulate, support and encourage private sector investment and redevelopment in the Community Redevelopment Area.



MOVIES IN THE PARK NIGHT

The CRA's objectives were refined in the City of Groveland's 2021 Community Redevelopment Plan Update into a Four-Point Action Plan as presented below:

Action Item 1: Activate Opportunity Sites (attract development)

Action Item 2: Infrastructure Improvements (support activity in Downtown)

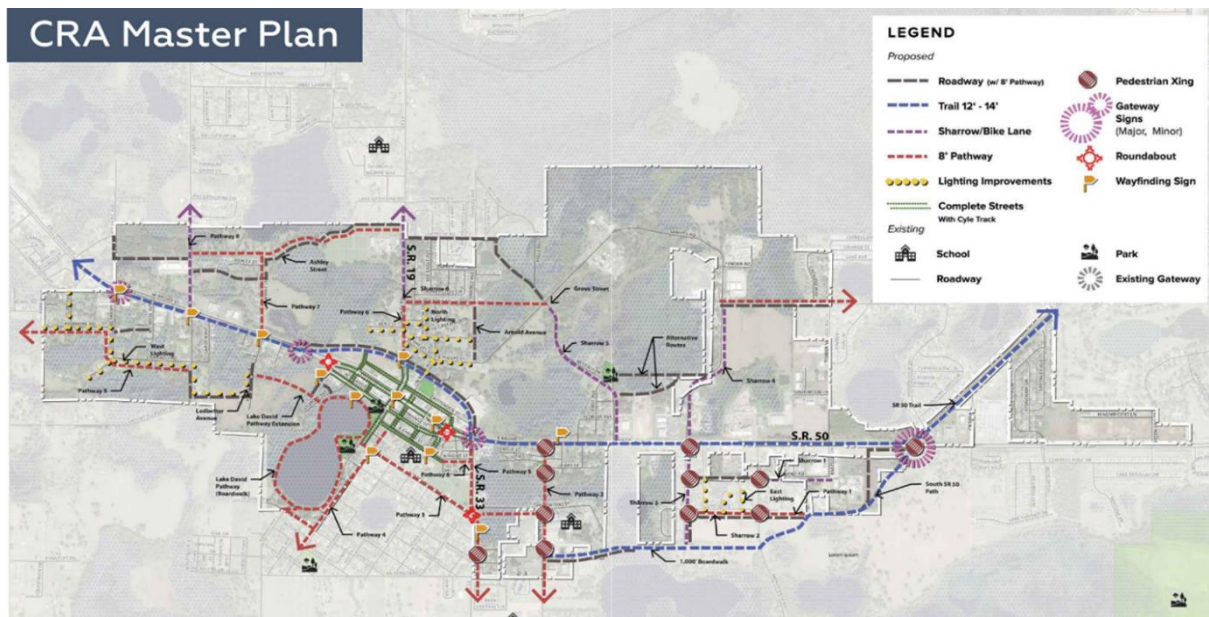
Action Item 3: Business Recruitment and Retention (economic development)

Action Item 4: Reinforce Connections (themes/wayfinding streetscape)

The capital projects and public realm improvements shown in the Master Plan address the Four-Point Action Plan themes.

Capital Projects

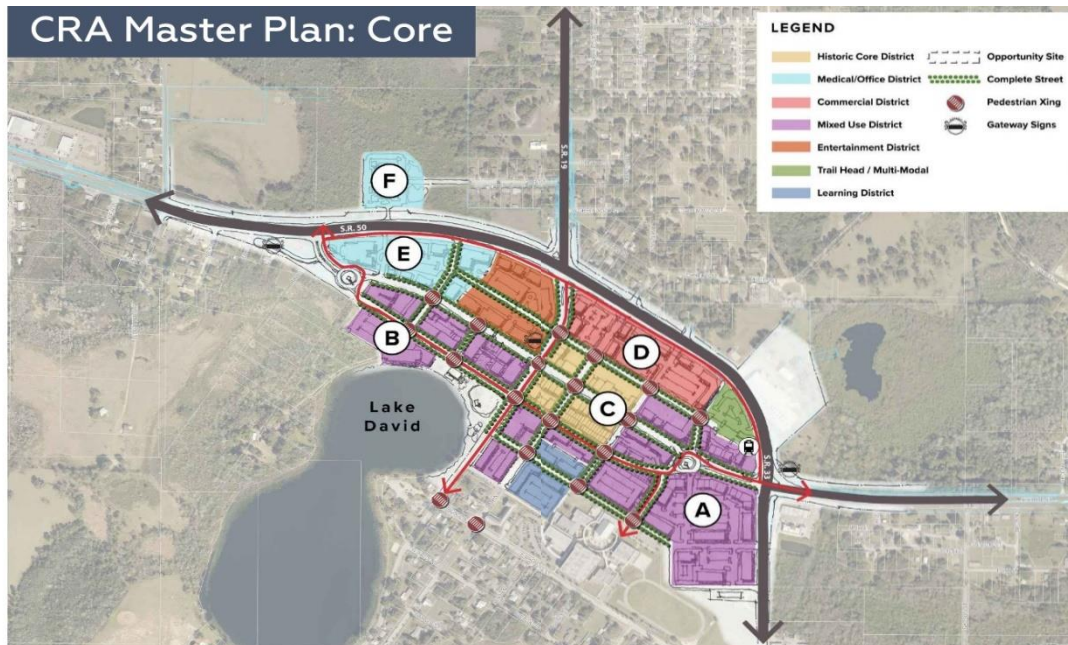
The Groveland Community Redevelopment Plan and the associated Master Plan map shown above depicts the current boundaries of the redevelopment area and shows the proposed capital investment locations throughout the redevelopment area. These investments include streetscapes, trails, pedestrian and intersection improvements gateway features and traffic calming features. The operational timeframe of the Groveland CRA is through 2043. To view the Groveland Community Redevelopment Plan in its entirety please go to https://www.groveland-fl.gov/DocumentCenter/View/5841/ADOPTED-Groveland-CRA-Plan_7152021.



PROPOSED CAPITAL IMPROVEMENT LOCATIONS SHOWN ON CRA MASTER PLAN

Opportunity Sites and Targeted Development Areas

The City of Groveland's 2021 Community Redevelopment Plan Update identified several targeted areas for redevelopment and active marketing by the Community Redevelopment Agency. These sites were selected based on their locations, size, proximity to downtown and ownership.



TARGETED DEVELOPMENT AREAS

The above map shows the targeted areas for development and redevelopment within the Groveland Community Redevelopment Area. The redevelopment of the targeted Opportunity sites are medium (6-10 years) to long-term (10+ years) goals.



GROVELAND PUBLIC SAFETY COMPLEX

The City of Groveland's 2021 Community Redevelopment Plan Update also identified short-term (0-5 years) Infill development Opportunity Sites. These sites are in the developed portion of downtown.



SHORT-TERM INFILL OPPORTUNITY SITES

6 Community Redevelopment Activities and Accomplishments

The following Community Redevelopment Agency activities and accomplishments were initiated or completed during FY 21/22.

Economic Development Incentives

The Groveland CRA provided economic development incentives for qualifying businesses located within the CRA. Economic development incentives provided by the Groveland CRA during the FY 21/22 period included façade grants, and anchor tenant grants.

The provision of economic development incentives addresses Groveland Redevelopment Plan **Action Item 3: Business Recruitment and Retention (economic development)**.

Façade Grants

Papi Pincho (Restaurant)

At the December 7, 2021 CRA meeting, the Groveland CRA Governing Board approved a \$20,000 Façade Grant to Papi Pincho restaurant. The grant was used to construct a covered outside patio and dining area and improve the parking area. The family-run restaurant, located at 133 East Orange Street specializes in Puerto Rican, Spanish and Latin American food.



PAPI PINCHO BEFORE



PAPI PINCHO AFTER



GRILLED PORK SKEWERS

Caribbean Zest (Bar & Restaurant)

At the December 7, 2021 CRA meeting, the Groveland CRA Governing Board also approved a \$10,000 Façade Grant to Caribbean Zest bar and restaurant. Façade improvements have been completed. Coupled with the Broad Street streetscape improvements the building's appearance has been greatly improved. The family-run bar and restaurant, located at 139 East Broad Street specializes in Caribbean cuisine. Although awarded the grant by the CRA, the recipient has not yet submitted a claim to collect the grant.



CARIBBEAN ZEST BEFORE



CARIBBEAN ZEST AFTER

Anchor Tenant Grant



CHEFING IT UP

Chefing It Up (Restaurant & Cafe)

At the March 1, 2022 CRA meeting, the Groveland CRA Governing Board approved a \$35,000 Anchor Tenant Grant to Chefing It Up restaurant. The grant was used for interior renovations, kitchen improvements, and construction to expand the restaurant's interior to include the entirety of the ground floor. The family-run restaurant, located at 115 South Lake Avenue specializes in Italian dishes, pizzas and provides catering

services.



DINING AL FRESCO AT CHEFING IT UP

Broad Street Streetscape and Mini-Façade Grant Program

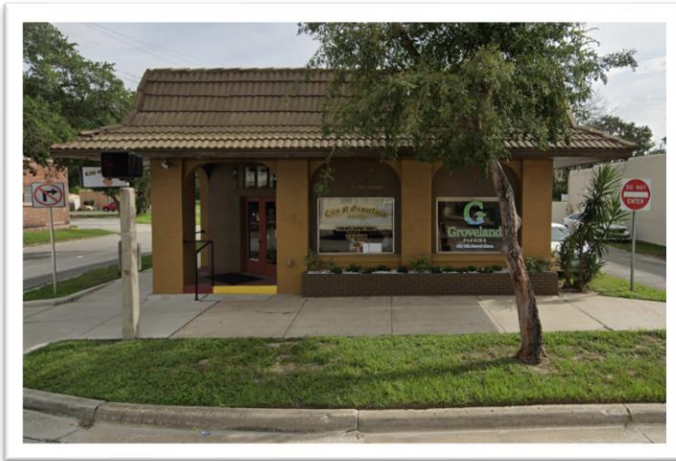
During FY 21/22 the Groveland CRA completed the Phase 1 of the installation of the streetscape improvements on Broad Street. The improvements are located from Indiana Street to Main Avenue. The construction began in FY 20/21. Improvements included renovated, irrigated landscape areas, street furniture, and pedestrian lighting improvements. This streetscape project was the first in a series of planned streetscape projects that will seek to reinforce connections throughout the downtown, improve the overall appearance of downtown Groveland and the CRA, establish a visual theme and a sense of place to encourage additional private sector investment. The following images show some of the completed streetscape improvements.

The implementation of the streetscape improvements addresses Groveland Redevelopment Plan **Action Item 2: Infrastructure Improvements (support activity in Downtown)** and **Action Item 4: Reinforce Connections (themes/wayfinding streetscape)**.



BROAD STREET PHASE 1 STREETScape

Mini-Façade Grant Improvements



101 BROAD STREET BEFORE



101 BROAD STREET AFTER



117 BROAD STREET BEFORE



117 BROAD STREET AFTER

After the improvements to the public realm (sidewalks, planting areas, street furniture, streetlights, and trash receptacles), the Groveland CRA proffered façade grants to upgrade the businesses' building fronts in the recently completed Broad Street Phase 1 streetscape. This coordinated façade and signage improvement program sought to unify the visual theme along Broad Street and improve the overall aesthetics of downtown Groveland. The following images show the building facades, before and after, that have been improved.

Mini-Façade Grant Improvements



158 BROAD STREET BEFORE



158 BROAD STREET AFTER



133-135 BROAD STREET BEFORE



133-135 BROAD STREET AFTER

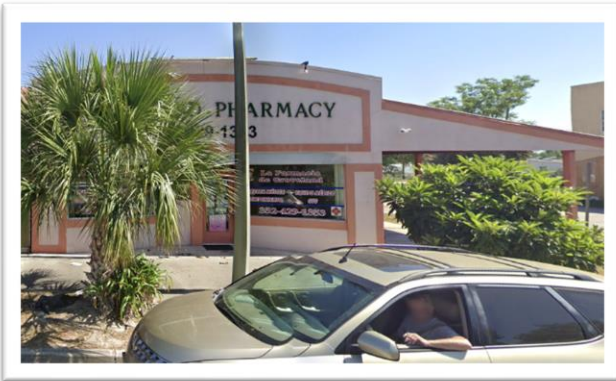


119 BROAD STREET BEFORE



119 BROAD STREET AFTER

Mini-Façade Grant Improvements



145 BROAD STREET BEFORE



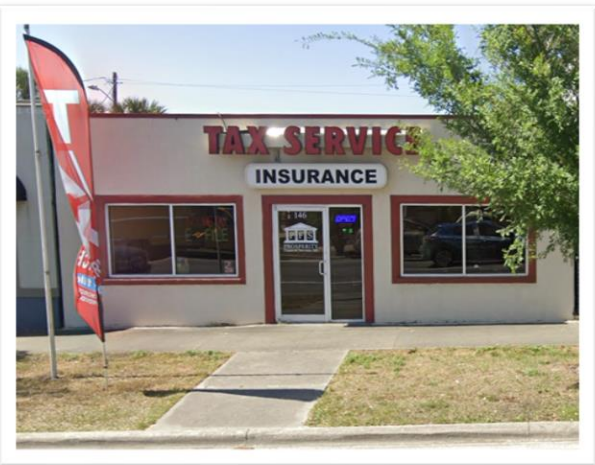
145 BROAD STREET AFTER



104 BROAD STREET BEFORE



104 BROAD STREET AFTER



146 BROAD STREET BEFORE



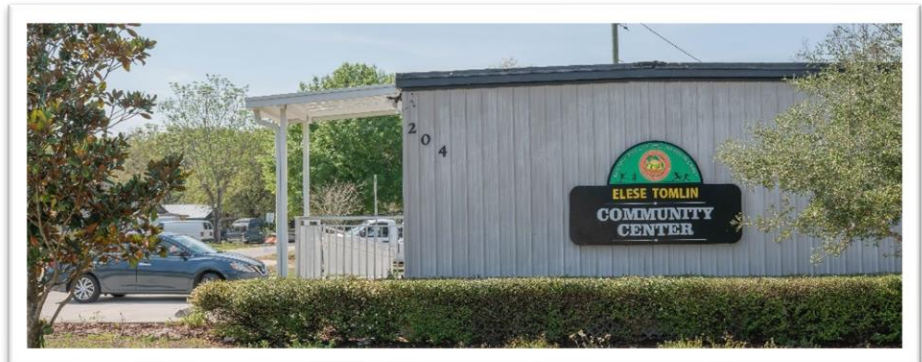
146 BROAD STREET AFTER

The implementation of the Mini-Façade Grant program revealed ‘gaps’ in the City’s land development code and regulations addressing signage, lighting, building colors and fixtures. These ‘gaps’ enabled a wide range of variation and interpretation of the development code resulting in a mish-mash of disparate signage styles, building colors and painting schemes, and varying quality of development in the downtown corridor. The ‘gaps’ in the Code’s design and development standards for Groveland’s downtown district have been addressed by City staff during the FY 21/22 period.

The implementation of these activities addresses Groveland Redevelopment Plan **Action Item 2: Infrastructure Improvements (support activity in Downtown)** and **Action Item 4: Reinforce Connections (themes/wayfinding streetscape)**

Elese Tomlin Community Center

The Elese Tomlin Community Center (Empowerment) was established in 2018 by the Groveland Community Redevelopment Agency to provide social services, decrease food insufficiency, and offer workforce and business development opportunities to its clients. Targeted clients include women, youth, veterans, seniors and the economically and technologically disadvantaged residents of Groveland and south Lake County.



ELESE TOMLIN COMMUNITY CENTER



AFTER SCHOOL COMPUTER LAB

39% of the Center’s clients identified as “homeless” (19%) or “would prefer not say if they

were homeless” (20%). The Groveland CRA provided \$84,000 in funding support to Anointed Community Services International in FY 21/22 for the operations and provision of the services offered at the Elese Tomlin Community (Empowerment) Center. Staffing at the Center includes 9 Anointed Community Services International employees, comprised of instructors, transportation specialists, healthcare professionals, nutritionists, counselors and administrative staff directed by Ms. Linda Cowels.

Services provided at the Elese Tomlin Community (Empowerment) Center include: After School Tutoring; Summer Camp; Women’s Ignite Network; Meals for Vets and Seniors; Womens’ Case Management; Workforce/Job Preparation; Youth Empowerment Interns; Legal Document Assistance; Social Security and Disability program assistance; Employment Assistance; Emergency Food provision; Computer Technology Training; Notary Public Services; and, Business Development and Mentoring services.



ELESE TOMLIN CENTER DIRECTOR AND SUPPORTERS

The facilities have recently been enhanced by the installation of the David Blanks playground, a covered picnic pavilion and restroom facilities immediately adjacent to the Center.

The Elese Tomlin Center served over 1,700 clients during FY 21/22, over 83% of the clientele are Groveland residents. 10 individuals from Groveland were assisted with their small business development through the Center’s mentoring and business incubation services during FY 21/22.

The community development services provided by the Elese Tomlin Center and Ms. Cowels and her staff addresses Groveland Redevelopment Plan **Action Item 2: Infrastructure Improvements (support activity in Downtown)** and **Action Item 3: Business Recruitment and Retention (economic development)**.

LiveWell Grant

In January 2022, the City of Groveland, Anointed Community Services International at the Elese Tomlin Community (Empowerment) Center and the Hope Movement Center received the first \$2,600,000 installment of a \$6,200,000 grant from the LiveWell Foundation of South Lake for assistance in funding the expansion of Groveland's trails, the building of a community gymnasium in partnership with the Hope Movement Center and providing a larger youth education facility for the Elese Tomlin Empowerment Center. Funding will be distributed incrementally over the next three years. The new Elese Tomlin Empowerment Center will be located at 824 East Board Street, at the corner of SR-50 and Brown Ave, within the Groveland Community Redevelopment Area and near the existing Elese Tomlin (Empowerment) Center. The new facility will be a two-story building of approximately 5,000+ square feet. It will greatly expand the Center's capacity to provide services and programming to its clients, while enhancing small business development within the CRA. The City has issued an RFP for a design/build partner and anticipates the facility's design will be completed in 2023 with construction beginning in 2024. The proceeds of the grant will enhance the implementation of the CRA's capital improvements plan, projects and programing identified with in the Groveland Community Redevelopment Plan.



GROVELAND RECEIVES LIVEWELL GRANT

Small Business Development

The City of Groveland and the Groveland Community Redevelopment Agency are committed to providing opportunities to establish and develop businesses within the City and the CRA. The CRA has implemented several programs to support the establishment and development of businesses with the CRA. Two of these programs activated in FY 21/22 are the Groveland Small Business Directory and the inaugural annual WBE+MBE Luncheon.

Groveland Small Business Directory



GROVELAND SMALL BUSINESS RECOGNITION

During FY 21/22 the Groveland CRA established the on-line Groveland Small Business Directory (<https://groveland.directory/>).

The Groveland Small Business Directory is designed to increase Groveland businesses' on-line presence, improve customer outreach and accessibility through mobile devices and establish and improve on-line credibility of participating businesses.

Participation and listing in the

Directory is free and is available to all Groveland based businesses that are registered with the State of Florida Division of Corporations (Sunbiz) and are authorized to do business in the State of Florida. The website went live on September 19, 2022. Currently there are 125 businesses listed on the website. There have been over 1,000 page views since publishing with 104 individual visitors per month.

MBE/WBE Luncheon

The City of Groveland Economic Development Department and the Groveland Community Redevelopment

Agency held inaugural annual luncheon seminar for women

and minority-owned small

businesses (WBE and MBE). The event was held in partnership with the Florida Small Business Development Center (SBDC) and Orlando Health. Hosted by Groveland City Council Member and CRA Governing Board Member Ms. Barbara Gaines, the event



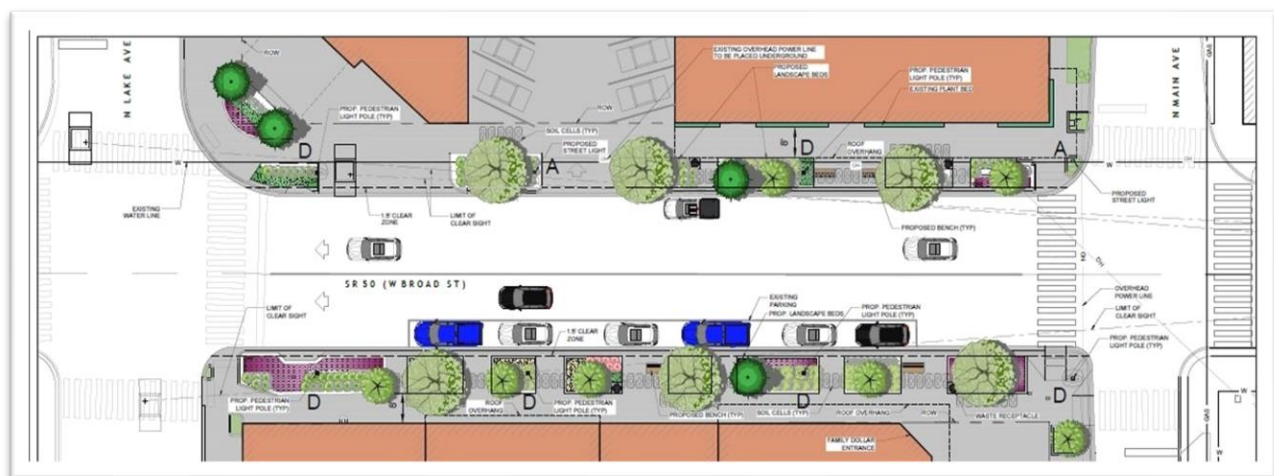
WBE/MBE SMALL BUSINESS LUNCHEON

featured networking opportunities for local women and minority-owned small businesses, a keynote presentation showcasing resources for current and prospective business owners, and a panel discussion. The panel discussion provided information about small business support agencies, how to qualify as an MBE or WBE, how to support underserved groups, how to build a business plan, how to obtain business loans and financing and navigating the government contracting process.

The implementation of small business development activities addresses Groveland Redevelopment Plan **Action Item 1: Activate Opportunity Sites (attract development)** and **Action Item 3: Business Recruitment and Retention (economic development)**.

Broad Street Streetscape Phase II

The CRA Governing Board approved the funding (\$295,811) for the Broad Street Phase II Streetscape project as a continuation of Broad Street Phase I improvements. The project will affect Broad Street from Main Street to Lake Avenue. Hardscape improvements will include sidewalk improvements updated street and pedestrian lighting, benches, irrigation systems, and trash receptacles. Landscaping improvements will include replacing existing trees, plants, and flowers on newly configured beds. The landscaping improvements will include Silva Cells modular suspended pavements systems to manage and nurture the tree root growth for the street trees. Construction is anticipated to take 120-days to complete. The graphic below shows the conceptual design of the proposed streetscape improvements and the location of the plantings.

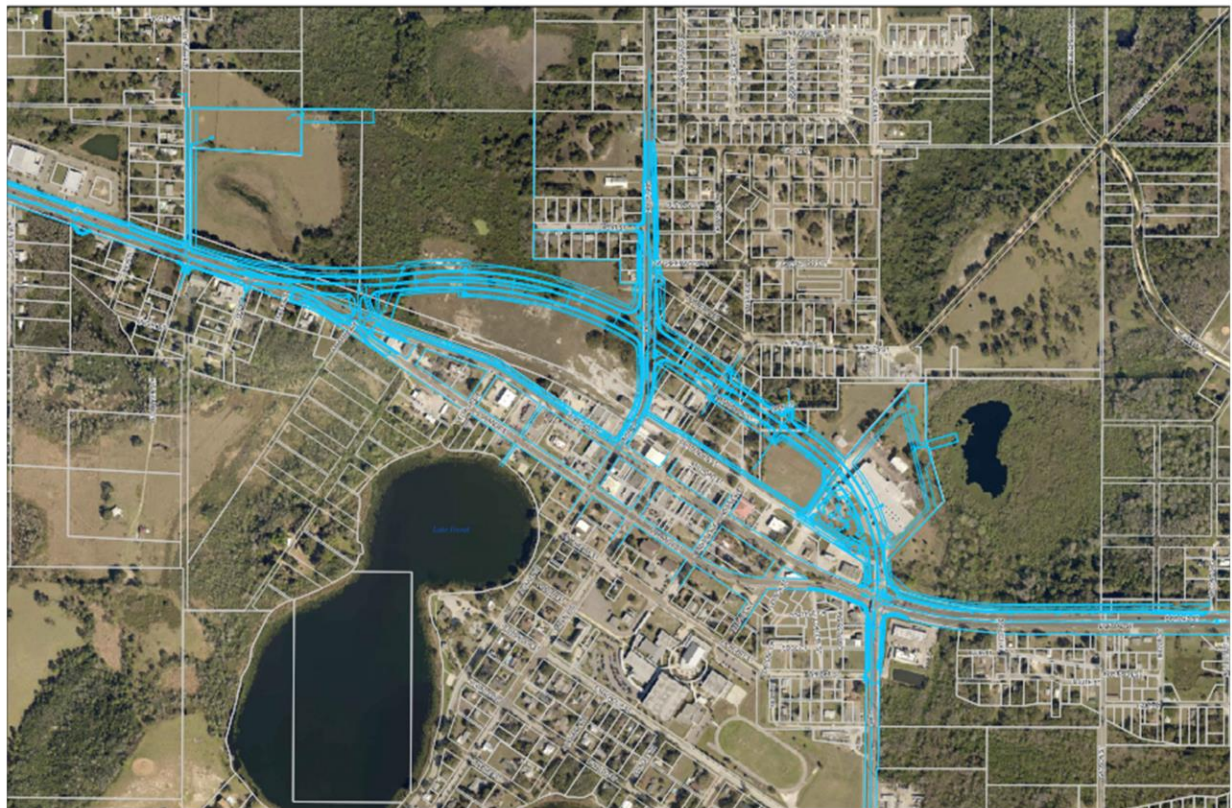


BROAD STREET STREETScape PHASE II MAIN AVENUE TO LAKE STREET

The implementation of Broad Street Phase II addresses Groveland Redevelopment Plan **Action Item 2: Infrastructure Improvements (support activity in Downtown)** and **Action Item 4: Reinforce Connections (themes/wayfinding streetscape)**.

SR-50 Realignment

The implementation of the SR-50 realignment around downtown Groveland is an existential challenge for the redevelopment of downtown Groveland and a defining priority for the Groveland Community Redevelopment Agency and the City. The SR-50 Realignment includes the rerouting of tractor trailer traffic north and around downtown Groveland. The programmed rerouting of SR-50 as a truck by-pass north of downtown Groveland by the Florida Department of Transportation (FDOT) has been fully designed and the engineering for the project has been completed, however implementation of the project has stalled due to a lack of funding for right-of-way acquisition and construction.



FDOT'S SR-50 REALIGNMENT PLAN

To continue to advance the project, the City of Groveland and the Groveland Community Redevelopment Agency stepped forward to loan the Florida Department of Transportation (FDOT) \$10,000,000 to initiate right-of-way acquisition. A right-of way acquisition financing agreement between the City/CRA and the Florida Department of



TRUCK TRAFFIC DOWNTOWN

Transportation (FDOT) was approved by the City during FY 21/22. After the partial funding mechanism being activated, FDOT has acquired nine (9) acres of required right-of-way on the western portion of the realignment. The Groveland CRA has identified the implementation of SR-50 realignment as one its critical redevelopment strategies within the Groveland CRA Plan. The Groveland CRA provided \$133,144 of funding in FY 21/22 support to address the debt-service for the loan to FDOT.



TRUCK TRAFFIC MAKES PEDESTRIANS FEEL UNSAFE IN DOWNTOWN

The ongoing implementation of SR-50 Realignment project addresses Groveland Redevelopment Plan **Action Item 2: Infrastructure Improvements (support activity in Downtown)** and **Action Item 4: Reinforce Connections (themes/wayfinding streetscape).**

Building Demolition 171 Broad Street (Newett Building)

The Newett Building, located at 171 Broad Street was built in 1922. Originally developed as a two (2) story retail store, later utilized as a masonic lodge and restaurant, a portion of the facility was later converted into a residence. The building had been vacant for over a decade and had suffered several decades of little or no maintenance, with a damaged roof, extensive termite damage and area of subsidence affecting the building's



171 BROAD STREET PRIOR TO DEMOLITION

foundation. It was deemed unsafe for occupancy due to the structural deterioration of the building. Estimated repair costs and required ADA improvements exceeded \$1M and precluded any feasible redevelopment or reuse of the structure. The Groveland CRA had authorized the funding (\$18K) to demolish the vacant structure, however prior to demolition the building was struck by an automobile in August, 2022. The extensive damage to the building caused by the accident prompted the owner to demolish the already unsafe structure without utilizing CRA Funds. The site has been cleared and is available as a redevelopment opportunity site.

The removal of derelict buildings addresses Groveland Redevelopment Plan **Action Item 1: Activate Opportunity Sites (attract development)** and **Action Item 2: Infrastructure Improvements (support activity in Downtown).**

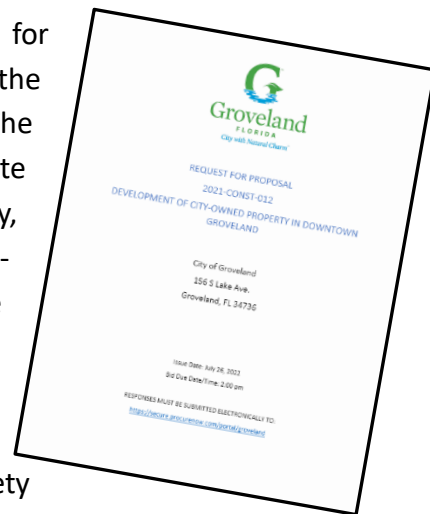
Removal of Solar Street Lights

In FY 21/22 the Groveland CRA approved the use of \$17,766 of TIF funds to remove 17 solar streetlights located in the downtown area of the CRA. In the early 2000's, as part of a pilot-project for solar lighting in the downtown, the City of Groveland received 17 solar powered streetlights for placement throughout downtown. After their installation the manufacturer has gone out of business, over half of the lights have no longer worked and replacement parts were not available. The solar-powered streetlights were deemed ineffective for providing adequate, safe, lighting for pedestrians in downtown and did not fit in with City's proposed streetscape improvements. The CRA had the lights removed and disposed of in 2022.

The removal of outdated, broken streetlights addresses Groveland Redevelopment Plan **Action Item 2: Infrastructure Improvements (support activity in Downtown).**

RFP For Redevelopment of Former Public Works Site

During FY 21/22 the Groveland CRA had prepared for issuance by the City an RFP for the redevelopment of the former City's Police/Fire and Public Safety Complex. The RFP requested proposals from qualified real estate developers to create a commercial, retail, hospitality, residential or mixed-use development utilizing City-owned properties. The City-owned properties are located at 408-450 West Orange Street (aka SR-50) on the western side of the Groveland CRA.



The site, formerly the City's Police/Fire and Public Safety Complex, contains three existing structures. The former Police Building is a 2,925 square foot masonry building with a 1,300 square foot metal canopy. The former Fire Station consists of a 4,449 square foot metal structure and a 1,225 square foot masonry building. The City did not receive any submittals or responses to the RFP after issuance.

The positioning and marketing of City-owned parcels for private sector development addresses Groveland Redevelopment Plan **Action Item 1: Activate Opportunity Sites (attract development)** and **Action Item 3: Business Recruitment and Retention (economic development).**

7 Financial Statements

The Groveland Community Redevelopment Agency utilizes a tax-increment funding mechanism to fund infrastructure improvements and redevelopment programming within the Community Redevelopment Area. The incremental increase in ad-valorem tax revenue associated with any increases the property values within the CRA over the base-year (2002) taxable values is called the “increment” and is deposited into the Community Redevelopment Agency’s Tax-Increment Trust Fund. The tax-increment is collected annually and funds from the Tax-Increment Trust Fund may only be used for projects and programming that have been identified by the Community Redevelopment Agency and memorialized in the adopted Community Redevelopment Plan.

The following Financial Statements for the period ending September 30, 2022, present the Statement of Net Position and Statement of Activities for the Groveland Community Redevelopment Agency. A full copy of the Groveland Community Redevelopment Agency’s audited financial statements are available at the Community Redevelopment Agency’s webpage <https://groveland-fl.gov/191/Groveland-Community-Redevelopment-Agency>.

The Agency’s revenues increased by \$79,826 or 11% when compared to the prior year. Property taxes and transferred tax incremental revenues increased by \$87,130 due to higher increment values and was offset by a decrease in miscellaneous revenue of \$7,304 due to decreased building activity.

The Agency’s expenditures decreased as well when compared to the prior year. Expenditures were \$93,387 less than the prior year with the largest decrease related to capital improvements.¹

¹ City of Groveland FY 2021-2022 Independent CRA Audit, Carr, Riggs & Ingram, CPAs, and Advisors

Statement of Net Position

Statement of Net Position			
Governmental Activities			
	<u>2022</u>		<u>2021</u>
Assets:			
Cash and cash equivalents	\$ 477,072	\$	509,445
Prepaid items	22,917		20,000
Loan receivable	65,701		50,000
Total assets	<u>565,690</u>		<u>579,445</u>
Liabilities:			
Accounts payable	46,181		187,550
Accrued liabilities	2,106		640
Total liabilities	<u>48,287</u>		<u>188,190</u>
Net Position:			
Restricted for:			
Community development	517,403		391,255
	<u>\$ 517,403</u>	<u>\$</u>	<u>391,255</u>

Source : City of Groveland FY 2021-2022 Independent CRA Audit, Carr, Riggs & Ingram, CPAs, and Advisors

Statement of Activities

	Statement of Activities	
	Governmental Activities	
	<u>2022</u>	<u>2021</u>
Revenues:		
General Revenues:		
Property taxes	\$ 759,643	\$ 672,513
Miscellaneous	54,779	62,083
Total revenues	<u>814,422</u>	<u>734,596</u>
Expenses:		
Community development	<u>627,274</u>	<u>720,661</u>
Total expenses	<u>627,274</u>	<u>720,661</u>
Increase (decrease) in net position before transfers	187,148	13,935
Transfers	<u>(61,000)</u>	<u>(19,642)</u>
Increase (Decrease) in net position	126,148	(5,707)
Net position, October 1	<u>391,255</u>	<u>396,962</u>
Net position, September 30	<u><u>\$ 517,403</u></u>	<u><u>\$ 391,255</u></u>

Source : City of Groveland FY 2021-2022, Independent CRA Audit, Carr, Riggs & Ingram, CPAs, and Advisors

Total revenues, including transfers, increased the Agency's net position by \$126,148, compared to the prior year. Revenues increased from \$734,596 to \$814,422 while net transfers (out) increased from (\$19,642) to (\$61,000)².

Total expenditures decreased from \$720,661 to \$ 627,724 due to the completion of capital projects. The Agency's net position increased to \$517,403³. Please note this information does not include any debt instrument payments for the FDOT land paid for by CRA TIF funds. Those expenditures and debt service payment will be reflected in the FT 22/23 Financial Statements.

² City of Groveland FY 2021-2022, Independent CRA Audit, Carr, Riggs & Ingram, CPAs, and Advisors

³ City of Groveland FY 2021-2022, Independent CRA Audit, Carr, Riggs & Ingram, CPAs, and Advisors



LAKE DAVID PARK SUNSET GATE